113.0	0004	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	742,500 /	742,500
USE VALUE:	742,500 /	742,500
ASSESSED:	742,500 /	742,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIGGS TRISTAN &
Owner 2:	FLEISCHMANN SARAH
Owner 3:	
Street 1:	112 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY ROBERT F & MARIE J -
Owner 2:	-
Street 1:	112 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,125 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5125.000	340,900		401,600	742,500
Total Card	0.118	340,900		401,600	742,500
Total Parcel	0.118	340,900		401,600	742,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.96 | /Parcel: 441.9

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
72281			08/10/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 113.0-0004-0012.0

!8783!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,000	0	5,125.	401,600	742,600	742,600	Year End Roll	12/18/2019
2019	101	FV	258,800	0	5,125.	395,900	654,700	654,700	Year End Roll	1/3/2019
2018	101	FV	258,600	0	5,125.	304,100	562,700	562,700	Year End Roll	12/20/2017
2017	101	FV	258,600	0	5,125.	286,900	545,500	545,500	Year End Roll	1/3/2017
2016	101	FV	227,500	0	5,125.	263,900	491,400	491,400	Year End	1/4/2016
2015	101	FV	215,200	0	5,125.	246,700	461,900	461,900	Year End Roll	12/11/2014
2014	101	FV	215,200	0	5,125.	227,200	442,400	442,400	Year End Roll	12/16/2013
2013	101	FV	215,200	0	5,125.	227,200	442,400	442,400		12/13/2012

PRINT

Date	Time
12/10/20	23:19:41

LAST REV

Date	Time
09/26/18	11:39:56

apro

USER DEFINED

Prior Id # 1:	72281
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8783

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY ROBERT	1478-10		8/27/2015		580,000	No	No		
	857-177		1/25/1975		30,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2017	1280	Insulate	4,397	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Missed Appt.	PH	Patrick H
8/10/2018	MEAS&NOTICE	BS	Barbara S
7/13/2016	Sales Review	PT	Paul T
12/5/2008	Meas/Inspect	189	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
3/20/2000	Inspected	270	PATRIOT
2/8/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5125		Sq. Ft.	Site		0	70.	1.12	6									401,624						401,600	

Total AC/HA:	0.11765	Total SF/SM:	5125	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	401,624	Spl Credit		Total:	401,600

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

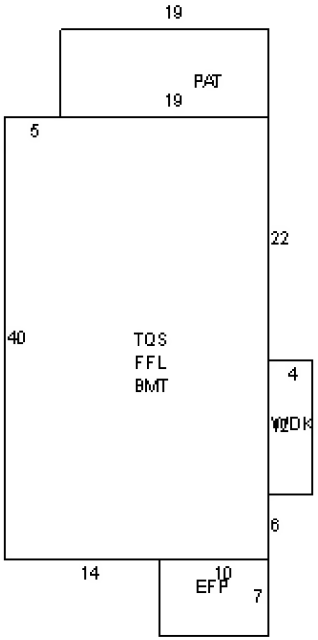
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

OTHER FIX= SINK IN BMT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB					

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27499998
Const Adj.:	0.98500049
Adj $ / SQ:	163.264
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418825
Depreciation:	77901
Depreciated Total:	340923

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.26
Special Features:	0	Val/Su Net:	117.15
Final Total:	340900	Val/Su SzAd	202.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	48.980	47,020
FFL	First Floor	960	163.260	156,733
TQS	3/4 Story	720	163.260	117,550
PAT	Patio	152	4.650	706
EFP	Enclos Porch	70	65.130	4,559
WDK	Deck	48	15.760	756

Net Sketched Area:	2,910			Total:	327,324
Size Ad	1680	Gross Are	3150	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	